

## NOTICE

**THE BOARD OF SUPERVISORS OF EAST COVENTRY TOWNSHIP**, Chester County, Pennsylvania, at its regular meeting to be held Monday, September 19, 2005, beginning at 7:00 p.m., in the East Coventry Township Building, 855 Ellis Woods Road, East Coventry Township, intends to consider the ENACTMENT of a proposed new Zoning Ordinance for East Coventry Township, including a proposed new Zoning Map. The proposed new Zoning Ordinance is to be known as “The East Coventry Zoning Ordinance of 2005,” and, with the proposed new Zoning Map, will replace the existing Zoning Ordinance, known as “The East Coventry Township Zoning Ordinance of 1985,” including the existing Zoning Map.

The title and a brief summary of the ordinance enacting the proposed new Zoning Ordinance and new Zoning Map, including the title and a brief summary of the provisions of the proposed new Zoning Ordinance, are set forth in Annex 1 to this Notice. A copy of the proposed new Zoning Map appears as Annex 2 to this Notice.

Copies of the full text of the proposed new Zoning Ordinance and new Zoning Ordinance may be examined without charge or obtained for a charge not greater than the cost thereof at the East Coventry Township Building, Monday through Friday (except legal holidays), 8:00 a.m. to 4:30 p.m.

The Board of Supervisors will consider enactment proposed new Zoning Ordinance and new Zoning Map following a hearing thereon, which the Board will hold at the same meeting. Separate notices of the hearing have been or will be published in *The Mercury* and otherwise given prior to the hearing as required by the Pennsylvania Municipalities Planning Code.

Casey LaLonde, Township Manager  
John A. Koury, Jr., Esquire, Solicitor

## ANNEX 1

### TITLE:

AN ORDINANCE AMENDING THE TOWNSHIP OF EAST COVENTRY CODE OF ORDINANCES, BY REPEALING EXISTING CHAPTER 27, ENTITLED “ZONING” AND KNOWN AS “THE EAST COVENTRY TOWNSHIP ZONING ORDINANCE OF 1985,” INCLUDING THE EXISTING ZONING MAP, AND BY ADDING A NEW CHAPTER 27, ENTITLED “ZONING” AND TO BE KNOWN AS “THE EAST COVENTRY TOWNSHIP ZONING ORDINANCE OF 2005,” INCLUDING A NEW ZONING MAP; PROVIDING FOR THE INTERPRETATION OF NEW CHAPTER 27 AND FOR THE DEFINITIONS OF VARIOUS WORDS AND PHRASES USED THEREIN; PROVIDING FOR THE ESTABLISHMENT OF VARIOUS ZONING DISTRICTS AND FOR REGULATIONS APPLICABLE TO EACH ZONING DISTRICT; PROVIDING FOR PROTECTION OF NATURAL FEATURES AND HISTORIC RESOURCES; PROVIDING FOR GENERAL AND SUPPLEMENTAL REGULATIONS AND DESIGN STANDARDS; PROVIDING FOR NONCONFORMING USES, STRUCTURES, BUILDINGS AND SIGNS; PROVIDING FOR CONDITIONAL USES TO BE GRANTED OR DENIED, AND OTHER ACTIONS TO BE TAKEN, BY THE BOARD OF SUPERVISORS; PROVIDING FOR A ZONING HEARING BOARD; PROVIDING FOR

VARIANCES AND SPECIAL EXCEPTIONS TO BE GRANTED OR DENIED, AND OTHER ACTIONS TO BE TAKEN, BY THE ZONING HEARING BOARD; PROVIDING FOR A ZONING OFFICER; PROVIDING FOR VARIOUS FEES AND EXPENSES, AND VARIOUS EXPENDITURES FOR SERVICES; AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF NEW CHAPTER 27.

## **SUMMARY OF PROVISIONS:**

Section 1: Amending the East Coventry Township Code of Ordinances, by repealing existing Chapter 27, entitled “Zoning” and known as “The East Coventry Zoning Ordinance of 1985, including the existing Zoning Map, and by adding a new Chapter 27, entitled “Zoning” and to be known as “The East Coventry Zoning Ordinance of 2005, including a new Zoning Map. The full text of new Chapter 27 appears in Appendix “A” to the Ordinance. The new Zoning Map appears in Appendix “B” to the Ordinance.

Section 2: Providing that the repeal of existing Chapter 27, including the existing Zoning Map, shall not affect any acts done or liability incurred under, or any litigation pending or instituted to enforce, the provisions of existing Chapter 27, including the existing Zoning Map.

Sections 3 & 4: Providing for the severability of invalid or inapplicable provisions, and the effective date of the Ordinance.

Appendix “A”: Setting forth the text of new Chapter 27 consisting of the following:

- Article I providing for introductory provisions, including Sections 100 (short title), 101 (statement of community development objectives), 102 (interpretation), 103 (scope), 104 (validity), 105 (repealer), and 106 (other applicable regulations);
- Article II providing for definitions, including Sections 200 (interpretation), and 201 (specific definitions of terms from “Abandonment” to “Zoning Officer”);
- Article III providing for zoning districts and boundaries, including Sections 300 (establishment of districts), 301 (zoning map), 302 (zoning district boundaries), 303 (federal, state, county or municipal owned property), 304 (boundary use tolerances), and 305 (municipal uses);
- Article IV providing for natural features protection, including Sections 400 (floodplain districts), 401 (purpose), 402 (general floodplain regulations), 403 (“FW” Floodway Floodplain District regulations), 404 (“FF” Flood Fringe Floodplain District regulations), 405 (“FA” General Floodplain District regulations), 406 (special provisions for certain types of development within floodplain districts), 407 (floodplain district warning and disclaimer of liability), 408 (Steep Slope Conservation District), 409 (Steep Slope Conservation District general provisions), 410 (steep slope designation and interpretation of district boundaries), 411 (uses permitted by right in the Steep Slope Conservation District), 412 (uses permitted by special exception in the Steep Slope Conservation District), 413 (uses permitted by variance in the Steep Slope Conservation District), 414 (administration of Steep Slope Conservation District regulations), 415 (standards and criteria for review of special exceptions in the Steep Slope Conservation District), 416 (uses and/or structures rendered nonconforming by the adoption of the Steep Slope Conservation District), 417 (seasonally high water table soils and wetlands), 418 (riparian buffers), and 419 (landscaping screening and buffering);
- Article V providing for the FR, Farm Residential District, including Sections 500 (specific intent), 501 (use regulations, including uses permitted by right, conditional use and special exception), and 502 (area, bulk and dimensional standards);
- Article VI providing for the R-1, Residential District, including Sections 600 (specific intent),

601 (use regulations, including uses permitted by right, conditional use and special exception), and 602 (area, bulk and dimensional standards);

- Article VII providing for the R-2, Residential District, including Sections 700 (specific intent), 701 (use regulations, including uses permitted by right, conditional use and special exception), 702 (area, bulk and dimensional standards), and 703 (clustered single-family detached residential development standards);

- Article VIII providing for the R-3, Residential District, including Sections 800 (specific intent), 801 (use regulations, including uses permitted by right, conditional use and special exception), 802 (area, bulk and dimensional standards), 803 (clustered single-family detached residential development standards), and 804 (adult communities);

- Article IX providing for the NC, Neighborhood, and C, Commercial Districts, including Sections 900 (specific intent), 901 (use regulations, including uses permitted right, conditional use and special exception), 902 (area, bulk and dimensional standards), and 903 (other requirements and standards);

- Article X providing for the LI, Limited Industrial District, including Sections 1000 (specific intent), 1001 (use regulations, including uses permitted by right and conditional use), 1002 (single-family detached dwelling use of certain lots), 1003 (area, bulk and dimensional standards), 1004 (other requirements and standards), and 1005 (prohibited uses);

- Article XI providing for the C-1, Commercial and Business Campus District, including Sections 1100 (specific intent), 1101 (use regulations, including uses permitted by right and conditional use), 1102 (area, bulk and dimensional standards), and 1103 (other requirements and standards);

- Article XII providing for historic resource protection standards, including Sections 1200 (statement of intent), 1201 (general provisions), 1202 (historic resources map), 1203 (East Coventry Township Historical Commission), 1204 (demolition of historic resources), 1205 (modification of applicable use, area and bulk regulations), 1206 (review of proposed rehabilitations, enlargements or alterations), 1207 (standards for rehabilitation), 1208 (bonus provisions), and 1209 (certified historic districts);

- Article XIII providing for general and supplemental regulations and design standards, including Sections 1300 (purpose), 1301 (reduction of lot area and front yard), 1302 (exceptions to height restriction), 1303 (prohibited uses), 1304 (access, highway frontage and interior circulation), 1305 (parking standards), 1306 (off-street loading), 1307 (traffic impact study requirements), 1308 (screening), 1309 (landscape design, installation, and maintenance standards), 1310 (minimum habitable floor areas), 1311 (conversion of buildings or dwellings), 1312 (regulations governing communications antennas and communications equipment buildings), 1313 (swimming pools), 1314 (sign regulations), 1315 (home occupations), 1316 (timber harvesting requirements), 1317 (public utilities), 1318 (lots of record), 1319 (clear sight triangle/obstructions to vision), 1320 (accessory uses and accessory buildings), 1321 (antennas accessory to dwellings – general regulations), 1322 (interior lots), 1323 (projections into required yards), 1324 (fire suppression devices), 1325 (height limitation of fences and walls), 1326 (keeping of domestic animals), 1327 (stream bank restriction), 1328 (conservation plan), 1329 (municipal landfill), 1330 (single principal use), 1331 (physical performance requirements), 1332 (storage of vehicles and junk), 1333 (additional design standards for the R-3 Residential District), and 1334 (certain nonconformities resulting from the taking of a portion of a lot for public road purposes);

- Article XIV providing for conditional use process, including Sections 1400 (requirements and procedures), 1401 (additional requirements for specified conditional uses), 1402 (criteria for review of conditional use applications), 1403 (clustered single-family detached residential development open space and design standards), 1404 (standards for communications towers and communications antennas permitted as conditional uses), and 1405 (continuation by conditional use of certain nonconformities resulting from the taking of portion of a lot for public road purposes);

- Article XV providing for a zoning hearing board, including Sections 1500 (establishment and membership), 1501 (organization), 1502 (jurisdiction), 1503 (rules of procedure, expenditures and fees), 1504 (meetings), 1505 (appeals and applications), 1506 (notice of hearing), 1507 (hearing procedures), 1508 (standards for review of a special exception), 1509 (standards for review of a variance), 1510 (burden of proof and conditions), 1511 (decision on appeals and requests), and 1512 (appeals to court);
- Article XVI providing for administration of the Zoning Ordinance, including Sections 1600 (appointment, powers and duties of a zoning officer), 1601 (use and occupancy permits), 1602 (zoning permits), 1603 (fees and expenses), and 1604 (municipal liability);
- Article XVII providing for amendments to the Zoning Ordinance, including Sections 1700 (power of Board of Supervisors to amend), 1701 (initiation of amendment proposals), 1702 (referrals of proposed amendments to Township and County Planning Commissions), 1703 (public hearing and notice upon proposed amendments), and 1704 (enactment of proposed amendments);
- Article XVIII providing for enforcement of the Zoning Ordinance, including Sections 1800 (enforcement notice), 1801 (causes of action), and 1802 (enforcement remedies);
- Article XIX providing for nonconforming uses, structures and buildings, including Sections 1900 (nonconforming use), 1901 (nonconforming structure or building), 1902 (nonconforming sign), 1903 (identification and registration of nonconforming uses, structures, buildings and lots), 1904 (temporary nonconforming uses), 1905 (lots nonconforming as to area and width and lots of unusual dimensions), 1906 (nonconforming contiguous undeveloped lots), and 1907 (nonconformities in flood plain districts);
- Appendix A (diagrams various dwelling unit types); and
- Appendix B (diagram of developed lot with accessories).